

CITY OF McCALL, IDAHO
Urban Renewal Agency
Board of Directors

May 7, 2003

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 4:00 pm. Board members present were Scott Findlay, Rick Fereday, Fred Drake, Ralph Colton and Kirk Eimers. Ad-hoc conference center committee members Bill McMurray and Robert Lyons were present.

The meeting was also noticed as a City Council meeting; Council members Allan Muller and Marilyn Arp were present.

Also present were Community Development Director Lindley Kirkpatrick, City Manager Robert Strope, Finance Director Barbara Bauer, Steve Benad, Robert Hunt, and several members of the public.

OLD BUSINESS

Conference Center Discussion

The Board members met with the other members of the ad-hoc conference center committee. Mr. Kirkpatrick reported that Mike DeBoer has stepped down from the committee, citing conflicts of interests regarding his business.

Mr. Kirkpatrick summarized the status of the conference center project, stating that the Council requested that all three respondents submit revised or restated proposals and that the committee consider any new or additional information.

Mr. Fereday reported that the Benad proposal complies with the URA Plan, and briefly discussed bonding requirements. He stated that the URA could pay for public improvements, such as parking, roads, sidewalks, etc. He stated that an ownership position or partnership with the URA will be more difficult and that option is the least preferred choice.

The committee reviewed a comparison of the financial aspects of each proposal. It was pointed out that there will be no direct cost to the City for the Benad proposal, and that the Hunt proposal will generate more property tax revenue for the City and all other taxing districts.

Mr. Fereday stated that the Urban Renewal Board wants to create a project that will benefit the entire community and does not want to fight the City Council.

The committee reviewed the scoring sheet from the previous meeting. Mr. Strope suggested that the category for 'ability of the public to participate' has changed.

He pointed out that the City now has the ability to provide what the Hunt proposal requests, while the requests in the original proposal could not be met. Mr. Lyons stated that the public support for the proposals has changed. He stated that several people have spoken to him about the importance of the cinema included in the Hunt proposal, the fact that no additional support is requested, and that more City property taxes will be generated.

Mr. Colton pointed out that improving the design of the Benad proposal may increase the cost, making it less feasible for the developer.

The committee discussed the original scoring sheet and the resulting matrix. It was explained that each criteria in the RFP was evaluated. The committee agreed on definitions of each criteria and each member ranked each proposal individually. The results were compiled into the scoring sheet.

Mr. Strobe asked if Mr. Benad would build the hotel and condominium project if the grants are not available to build the conference center. Mr. Benad stated that he couldn't answer that question now.

The committee reviewed the scoring criteria that might have changed with the revised and restated proposals. Mr. Fereday stated that the downtown emphasis of the Benad proposal and the improvement to the downtown outweighs the benefits of the Hunt proposal. He stated that he feels it is very important to have a pedestrian friendly downtown and a conference center with a strong tie to the Lake. Mr. Findlay pointed out that the Feasibility Study emphasizes the importance of the location of the facility. He stated that near the downtown and near the Lake are key to the success of the facility.

Mr. Lyons stated that Shore Lodge patrons got to the downtown, even without sidewalks on Lake Street. He emphasized that the committee should focus on the benefit to the whole community. He reiterated the benefit of the cinema, the fact that no funds are being requested, and the additional property tax revenue to the City of the Hunt proposal. He stated that he has changed his mind and supports the Hunt proposal.

Mr. McMurray stated that he has tried to rely on the conclusions of the Feasibility Study, which found that a location near the Lake and near the downtown is important. He stated that the revisions to the Hunt proposal make the choice much more difficult for him, but that the proximity to the Lake and downtown is still more important. He pointed out that the committee's previous recommendation was conditioned upon a revised design that reflects better functionality and a higher level of amenities. He stated that he favors the Benad proposal.

Mr. Drake stated that the URA Board has stated that their design approval will be required, and that the design submitted with the Benad proposal must be

amended. He stated that he feels a pedestrian downtown is very important. He stated that he leans toward the Benad proposal.

In response to questions, Mr. Hunt stated that the Holiday Inn Express does not have a restaurant, so the maximum rating for the facility would be three stars. He stated that several inspectors have told him that with a restaurant, the Holiday Inn Express would be a four or five star hotel. Mr. Eimers stated that the Best Western is a three star hotel. Mr. Benad stated that he is proposing to build a four star hotel.

Mr. Hunt addressed the committee and stated that it appears that the URA members have a bias. Mrs. Arp pointed out that 5 of the 8 committee members present are on the URA Board. Mr. Findlay stated even if he were not on the URA Board he would prefer a downtown location. He stated that a downtown location meets the recommendations of the Feasibility Study better.

In response to questions, Mr. Hunt stated that he will have 124 hotel rooms, with about 120 associated parking spaces. He stated that the conference center will have 38 parking spaces on property that he currently owns, plus parking on two acres of adjacent land that he will buy. He stated that Robin Wallace, the owner of the two-acre parcel, will sell the land to him, but is concerned about satisfying the snow storage requirements for the adjacent commercial plaza.

Mr. McMurray reiterated that the Feasibility Study points out the location factors that are needed. He stated that his position is based on the presumption that the Benad proposal will have a high quality design and a high level of amenities.

There was much discussion of the URA members' participation the ad-hoc conference center committee. Mr. Kirkpatrick stated that the membership of the committee has changed through evolution and attrition. He stated that Mr. Drake was not a member of the URA Board when he joined the committee, that Mike DeBoer and Judd DeBoer had recently stepped down from the committee because of conflicts, and that Roxie Thiessen was absent from this meeting but had been present at the previous meeting.

The committee discussed the additional hotel rooms that the Benad proposal includes, as compared to the Hunt proposal. Mr. Hunt stated that a new feasibility study will have to be done by any developer in order to get financing for additional hotel rooms.

Mr. Lyons suggested that the entire community should be given more consideration, not just the downtown. Mr. Fereday pointed out that the Downtown Master Plan call for the construction of a conference center in the area proposed by Benad. He stated that another conference center location will bring people into the downtown, but that they will drive, increasing the parking problems.

For the ad-hoc conference center committee, Mr. Findlay moved to re-affirm the committee's previous recommendation, with no changes. Mr. McMurray seconded the motion. Mr. Drake, Mr. Fereday, Mr. Findlay, and Mr. McMurray voted yes; Mr. Lyons voted no; and Mr. Eimers and Mr. Colton abstained.
MOTION CARRIED.

ADJOURNMENT

The meeting was adjourned at 5:30 pm.

Respectfully Submitted,

Rick Fereday
Chairman

Lindley Kirkpatrick, AICP
Community Development Director